

DRAFT

06/02/2003

4:03 PM

AFFORDABLE HOUSING TASK FORCE
MINUTES for meeting of
May 29, 2003

Meeting held at:

**Development Services Center
4th Floor Training Room
1222 First Avenue
San Diego, CA 92101**

ATTENDANCE:

Members Present

Risa Baron
Nico Calavita
Donald Cohen
Michael Conroy
Mike Galasso
Robert Griswold
Chuck Hoffman
Horace Hogan
Robert Kevane
Richard Lawrence
Jack McGrory
Sue Reynolds
Father Henry Rodriguez
Andrea Skorepa
Darryl Steinhaus
Michael Turk

Members Absent

Janet Anderson
Gordon Carrier
Steve Doyle
Paul Shipstead

Staff Present

Colleen Clementson
Tina Christiansen
Hank Cunningham
Gail Goldberg
Tony Khalil
Bill Levin
Betsy Morris
Allyn Motter
Marcia Samuels
Penni Takade
Mike Westlake
Susan Tinsky

The Affordable Housing Task Force was called to order at 12:05 p.m.

The minutes from the May 15, 2003 meeting were unanimously approved.

The Task Force took the following public comment:

Noel Neudeck expressed his opinion that accessible and adaptable housing should be a part of inclusionary housing and explained universal design.

Cindi Jones, Director of the Center for an Accessible Society, expressed her concern with the Task Force recommendation to increase the CDBG percentage to affordable housing. She also suggested that all affordable housing be accessible.

Chairperson Jack McGrory stated that this was the last Task Force meeting, and the Task Force will vote on the remaining subcommittee 4 recommendations, review the executive summary, and discuss the issues brought up by on the May 20 council meeting

Subcommittee 4: Preservation and Renters and Homeowners

The Task Force deliberated and voted on all items in the report that were trailed from the last meeting. Under the code enforcement recommendation the Task Force asked City staff to prepare a schedule of the one million dollar increase from the addition of the positions in the Neighborhood Code and Compliance and the City Attorney's Office. The Task Force passed, with 9 in favor and 7 opposed, the amended good cause termination of tenancy ordinance for tenants exceeding a period of 24 months. The Task Force declined to vote on the just cause eviction ordinance. The recommendation dealing with establishing a renter and landlord resource center did not pass, with 9 members opposed and 7 in favor. There was a motion to make a flier of information and use the existing community resource centers to make the information available to the public, along with putting the information in the lease of all City restricted, subsidized, or affiliated property, to be coordinated by the City Manager's Office's new housing staff member. The new motion was unanimously approved. The recommendation dealing with legislative efforts was unanimously approved. The recommendation of the downtown housing district was changed to direct CCDC to make 38% of new units affordable to households at or below 80% AMI, which are designed for "families" (of any composition), to include more than one bedroom. This recommendation was unanimously approved.

Executive Summary

The Task Force members were able to discuss and give their input on the Executive Summary. Mike Turk suggested that a few more details be added from the subcommittee 2 report on 5(a) and 6(a). He also suggested that 5(c) be re-worded, because council voted on the expedite process on May 20. It was suggested that 5(b) be amended and more detail be added. The Task Force decided that votes be recorded numerically in each section of the Summary. It was suggested that an entire section on accessibility be added to the Summary.

The Task Force discussed and voted on the recommendations on accessibility presented by Michael Conroy. The amended recommendation for the City to set a goal of 25% of all public projects to be accessible was passed with 14 in favor and 2 opposed. The Task Force unanimously approved a recommendation to direct the Housing Commission to provide information regarding and encourage construction of units incorporating universal design. The Task Force also agreed that Mr. Conroy's submitted information and previous supporting documentation, such as the presentation on the Other Housing Challenge, be included in an appendix of the final package.

Sue Reynolds motioned that the Task Force decide on about 4 of the most important recommendations, and state them in the Executive Summary. The Task Force decided on 2(b) and (c), 3, 4(a) and (b), 6(a) and (c), and accessibility.

There was a discussion on whether the \$1 billion infrastructure bond should be financed through a flat parcel tax or an ad valorem tax. Parcel tax passed with 11 members in favor, while 2 members were in favor of the ad valorem tax, and 2 opposed to any increase. Therefore, the Task Force's previous recommendation stands.

The Task Force members discussed the issues from the May 20 council meeting. Two members of the public spoke against requiring large-scale developers to build inclusionary housing rather than having the option to pay an in-lieu fee. The motion that the developers should have the option to pay the in-lieu fee passed with 9 members in favor and 6 opposed. The shared equity provision was amended to be lengthened to 30 years and add a 3% simple interest rate and approved unanimously. The allowable geographic area for off-site inclusionary units was recommended to be changed to a 4 mile radius as opposed to the current policy to build within the same community planning area. This motion was approved unanimously. Regarding self-certification, the Task Force unanimously approved the motion to allow self-certification for the inclusionary housing program, with maximum penalties for perjury.

The Task Force also discussed and approved unanimously a motion to reevaluate the Housing Commission administration fee (currently 11%) annually.

The Task Force took the following public comment:

Tony Badeaux, representing Cisterra Partners, spoke in opposition to doubling the linkage fee.

Betty Bacon recommended that accessible be put back on the expedite program and that the percentage of accessible housing be increased.

Mr. McGrory stated that the Executive Summary would be available on the Task Force's internet site after it is delivered to the City Manager by 5 p.m. on June 2 and invited the members of the public to come to the Land Use and Housing Committee on June 18.

ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

The Task Force will present their recommendations to the Land Use and Housing Committee on Wednesday June 18, 2003 @ 1:30 pm in the City Administration Building, 202 C Street, Council Chambers